



8 Broadlands Wheldrake
York, YO19 6BS
£599,000

A FABULOUS EXTENDED FOUR BEDROOM DETACHED HOUSE WITH OPEN ASPECT TO REAR SET IN A CUL-DE-SAC CLOSE TO THE CENTRE OF THIS SOUGHT AFTER VILLAGE CONVENIENT FOR YORK CITY CENTRE AND WITHIN FULFORD SCHOOL CATCHMENT. The property has been upgraded and maintained to a high standard by the current owners to provide bright and spacious living accommodation comprising entrance hall, cloaks/w.c., large sitting room, dining room and additional garden/family room, good sized modern breakfast kitchen, landing, master bedroom/studio with en suite, guest bedroom with en suite, 2 further double bedrooms, family bathroom. Front garden with driveway to an integral double garage. Larger than average delightful lawned rear gardens. An internal viewing is highly recommended.



Hallway

Doors to Lounge, Kitchen/Breakfast room, Cloaks/WC and Garage

Lounge

21'9" x 11'8" (6.63 x 3.58)

Dining Room

14'0" x 10'4" (4.27 x 3.15)

Garden Room

14'0" x 10'4" (4.27 x 3.15)

Kitchen/Breakfast Room

13'5" x 10'7" (4.09 x 3.23)

Cloaks/WC

Landing

Master Bedroom/Studio bedroom

75'5" x 43'3" (23 x 13.2)

En-Suite

Bedroom 2

12'11" x 9'6" (3.96 x 2.92)

En-Suite





Bedroom 3
12'7" x 9'10" (3.84 x 3.00)

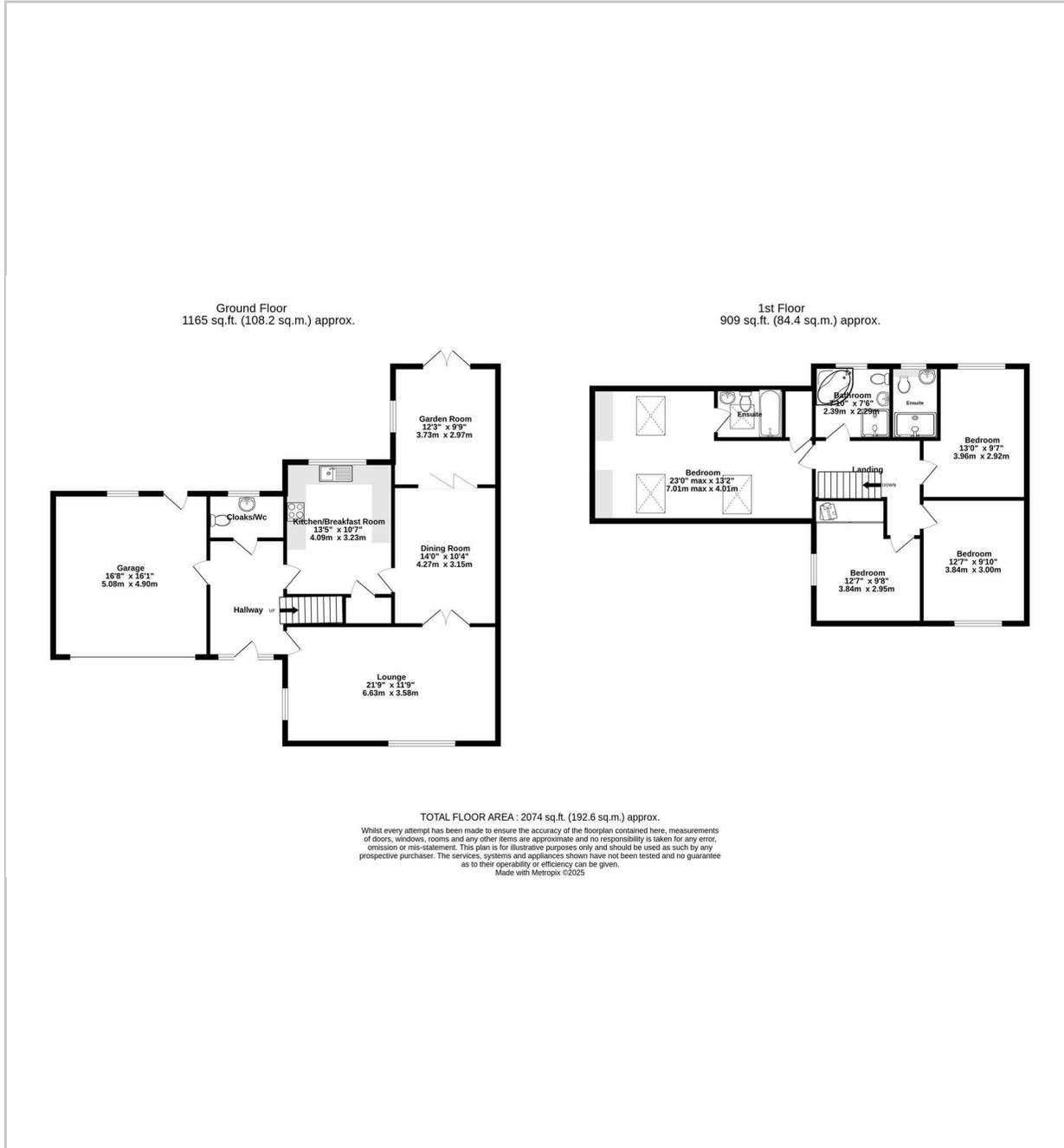
Bedroom 4
12'7" x 9'8" (3.84 x 2.95)

House Bathroom
7'10" x 7'6" (2.39 x 2.29)

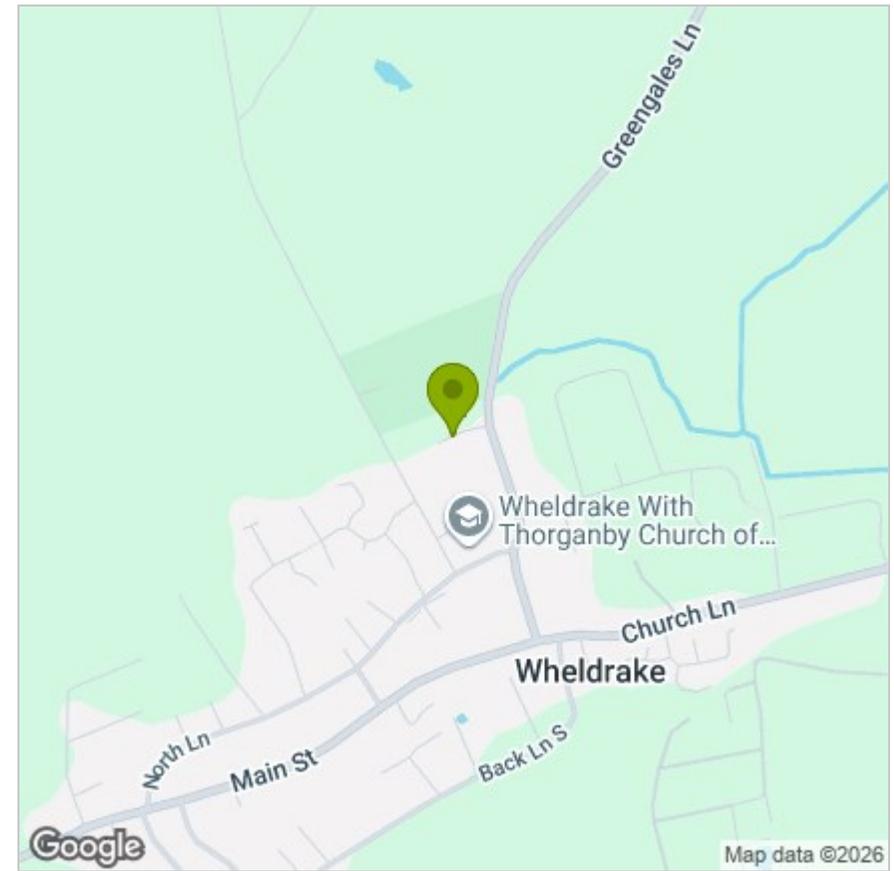
Garage
16'7" x 16'0" (5.08m x 4.90m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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